025.A	0006	0036.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	532,100 / 532,100
					USE VALUE:	532,100 / 532,100
					ASSESSED:	532,100 / 532,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #: 36

Owner 1:	ASHOK ANIRUDH
Owner 2:	
Owner 3:	
Street 1:	36 AMSDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OKIN RUTH AMY/TRUSTEE -
Owner 2:	RUTH AMY OKIN REVOCABLE TRUST -
Street 1:	36 AMSDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Asbestos Exterior and 935 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	532,100			532,100
Total Card	0.000	532,100			532,100
Total Parcel	0.000	532,100			532,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.09 | /Parcel: 569.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 271476
GIS Ref:
GIS Ref:
Insp Date: 05/15/18

PREVIOUS ASSESSMENT

Parcel ID: 025.A-0006-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	532,100	0	.		532,100		Year end	12/23/2021
2021	102	FV	447,100	0	.		447,100		Year End Roll	12/10/2020
2020	102	FV	440,800	0	.		440,800	440,800	Year End Roll	12/18/2019
2019	102	FV	451,300	0	.		451,300	451,300	Year End Roll	1/3/2019
2018	102	FV	400,400	2100	.		402,500	402,500	Year End Roll	12/20/2017
2017	102	FV	365,900	2100	.		368,000	368,000	Year End Roll	1/3/2017
2016	102	FV	365,900	2100	.		368,000	368,000	Year End	1/4/2016
2015	102	FV	338,900	2100	.		341,000	341,000	Year End Roll	12/11/2014

!15187!

PRINT

Date	Time
12/30/21	20:19:22

LAST REV

Date	Time
04/15/21	12:05:57
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15187

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OKIN RUTH AMY/T	76291-398	2	11/30/2020		610,000	No	No		
RAUTENBERG RUTH	60970-320		1/15/2013	Convenience	1	No	No		
FALCONE GREGG A	57106-596		7/7/2011		342,500	No	No		
LOMBARDI KEITH	45542-245		7/1/2005		399,000	No	No		

USER DEFINED

Prior Id # 1:	17092
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2013	517	Solar Pa	18,820	C				
12/7/2012	1650	Manual	2,696	C				
1/14/2005	28	Renovate	40,000	C		G6	GR FY06	GUT 2KITS & 2BTHS

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2021	Sales Review	PT	Paul T
2/1/2021	SQ Returned	JO	Jenny O
1/12/2021	SQ Mailed	MM	Mary M
5/15/2018	Measured	DGM	D Mann
6/12/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
10/7/2011	MLS	EMK	Ellen K
3/9/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7727													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98732746
Adj $ / SQ:	406.532
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653630
Depreciation:	121575
Depreciated Total:	532055

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	581.34
Special Features:	0	Val/Su Net:	519.12
Final Total:	532100	Val/Su SzAd	569.09

SKETCH

UnSketched SubAreas:
GLA: 935,
BMT: 90,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	935	406.530	380,108
BMT	Basement	90	121.960	10,976

Net Sketched Area:	1,025		Total:	391,084	
Size Ad	935	Gross Area	1025	FinArea	935

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

025.A-0006-0036.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: